

 <p>Los Angeles County Department of Regional Planning 320 West Temple Street Los Angeles, California 90012 Telephone (213)</p> <p>PROJECT NUMBER: R2009-02239-(5) VESTING TENTATIVE TRACT MAP NO. : TR 071035 CONDITIONAL USE PERMIT NO.: RCUP 200900026 ENVIRONMENTAL ASSESSMENT NO: RENV 200900027</p>	<p>PUBLIC HEARING DATE June 30, 2010</p>	<p>AGENDA ITEM</p>
	<p>RPC CONSENT DATE</p>	<p>CONTINUE TO</p>
<p>APPLICANT AV Solar Ranch 1, LLC (Frank De Rosa)</p>	<p>OWNER AV Solar Ranch 1, LLC and AV Solar Ranch 2, LLC (Frank De Rosa)</p>	<p>REPRESENTATIVE Nextlight Renewable Power, LLC Roy Skinner</p>
<p>PROJECT DESCRIPTION Construction, operation, and maintenance of a 230 megawatt, solar photovoltaic electricity power generation facility including approximately 80,000 photovoltaic panel arrays mounted on sun-tracking or fixed, tilt or horizontal array units; associated electrical and distribution equipment including approximately 185 protective electrical equipment enclosures (15 feet in width X 60 feet in length X 12 feet in height); onsite 2.81-acre unenclosed electricity substation 60 feet in maximum height; operations and maintenance building (maximum 20,000 square feet) 27.5 feet in maximum height; a 230 kilovolt transmission line approximately 4.25 miles in length (3.5 miles offsite, 0.75 miles onsite; approximately 2.25 miles within L.A. County jurisdiction and 2 miles within Kern County jurisdiction) is proposed within or near the 170th Street West public right of way within and north of the site in L.A. County jurisdiction, and either on private property or 170th Street West public right of way in Kern County jurisdiction, connecting to Southern California Edison proposed Whirlwind substation facilities; approximately 43 onsite and offsite high-voltage transmission poles four to six feet in diameter and between 105 to 125 feet in height, or, undergrounding of same lines; onsite 34.5 kilovolt transmission line approximately 1.0 mile in length proposed within or near 170th Street West public right of way using approximately 90 standard poles (18-inch diameter; up to 60 feet in height), or, undergrounding of same lines; a maximum of 180,000 cubic yards of balanced grading; employee parking area (38 standard and 2 handicapped spaces); perimeter fencing eight feet in height; associated access roads; 10-foot wide native landscaping screening north and south of SR 138; new potable water well and use of existing well for non-potable uses; two surface water tanks (approximately 10,000 and 100,000 gallons); construction of onsite septic and leach-field system; and demolition of all existing structures including two residences, a mobile home, and accessory structures. The project includes a temporary cement batching plant and construction staging areas throughout the site anticipated to be in use for 38 months from the start of construction or to project build out, whichever comes first.</p>		
<p>REQUIRED ENTITLEMENTS VESTING TENTATIVE TRACT MAP: To authorize a reversion to acreage from 147 lots to 1 lot on 790 acres in the A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area) zone. CONDITIONAL USE PERMIT: To authorize construction, operation, and maintenance of a 230 megawatt 80,000-panel photovoltaic electricity power generation facility on 2,093 gross acres and onsite grading in excess of 100,000 cubic yards in the A-2-5 zone; and installation of 0.75 miles of onsite and 2.25 miles of offsite high voltage 230 kilovolt electricity transmission lines in the A-2-5 and A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zones. ENVIRONMENTAL ASSESSMENT: To adopt an Environmental Impact Report associated with the project.</p>		
<p>LOCATION/ADDRESS The subject property is bisected north and south by State Route 138 and bisected east and west by 170th Street West. The property is bounded by 155th Street West to the east, 180th Street West to the west, West Avenue B-8 to the north, and West Avenue E to the south.</p>		
<p>SITE DESCRIPTION The proposed project is located on previously disturbed agricultural land including some re-established native shrubs and seasonal wildflowers. The site is a flat 2,093-acre property located in the west Antelope Valley. Primary drainage is to the northeast. SEA 57 Fairmont-Antelope Butte and the Antelope Valley Poppy Reserve are located approximately 1.5 miles to the southeast. SEA 60 Joshua Tree Woodlands Habitat is located north of the project site. The property is previously disturbed and undeveloped with the exception of the existing residential ranch located on approximately 27 acres south of SR 138 and is proposed to be demolished. The site contains an exploratory oil well which has been plugged and abandoned. The site is surrounded by vacant undeveloped and agricultural land. Three primary ephemeral drainages traverse the project site and a small portion of a fourth ephemeral drainage is located within the northeastern property boundary.</p>		
<p>ACCESS 170th Street West, north of SR 138 (Ave. D)</p>	<p>ZONED DISTRICT Antelope Valley West</p>	
<p>ASSESSORS PARCEL NUMBER Reversion to Acreage Parcels: 3258-012-024 to 3258-012-083, 3258-025-001 to 3258-025-059, 3258-024-001 to 3258-024-028 Other Parcels: 3257-018-006 to 3257-018-013, 3257-010-033 to 3257-010-040, 3236-001-024 to 3236-001-039</p>	<p>COMMUNITY Nearest community is Antelope Acres.</p>	
<p>SIZE Project Reversion to Acreage Site: 790 Acres (included in CUP site) Project Conditional Use Permit Site: 2,093 Gross Acres</p>	<p>COMMUNITY STANDARDS DISTRICT None</p>	
	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant and Residences	A-2-5 (Heavy Agricultural-Five Acres Minimum Required Area); portion of offsite transmission line in the A-1-2 (Light Agricultural-Two Acres Minimum Required Area) zone.
North	Vacant	A-1-2, A-2-5
East	Vacant	A-1-2, A-2-2 (Heavy Agricultural-Two Acres Minimum Required Area), A-2-5
South	Vacant	A-1-2, A-2-2, A-2-5
West	Vacant	A-1-2, A-2-5
<p>GENERAL PLAN/COMMUNITY PLAN Antelope Valley Areawide General Plan</p>	<p>LAND USE DESIGNATION N1 (Non-Urban 1)</p>	<p>MAXIMUM DENSITY 0.5 du/ac</p>
<p>ENVIRONMENTAL DETERMINATION Environmental Impact Report (EIR)</p>		

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor